



jordan fishwick

1 Mellowstone Drive, Chorlton, M21 7RJ
Guide Price £375,000



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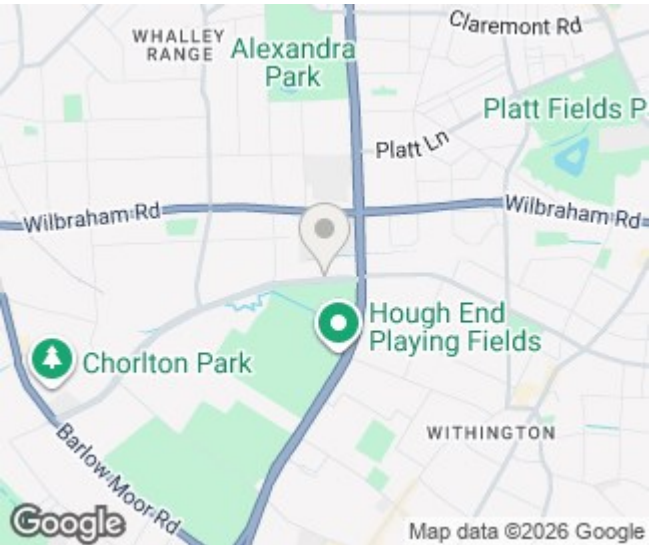
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The Property

NO CHAIN Welcomed to the market for the first time in seven decades is this delightful THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY located on a quiet residential CUL-DE-SAC well placed for both Chorlton and West Didsbury. This splendid property boasts a large WESTERLY FACING GARDEN as well as a DRIVEWAY AND DETACHED GARAGE providing off road parking plus many ORIGINAL FEATURES have been retained throughout. The property offers spacious, versatile accommodation ideal for a couple or family and is located only a short stroll from all local amenities, schools and Houghend Leisure Centre. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, sitting/dining room, morning room with Rayburn range cooker, kitchen. To the first floor there are three generously proportioned bedrooms, the main benefitting from a large bay window, bathroom and separate w/c. Externally to the front of the property there is a walled garden with mature shrubs as well as a driveway providing off road parking. To the rear a fenced and enclosed garden has been mainly laid to lawn and enjoys a sunny westerly aspect. An internal viewing is most strongly recommended.

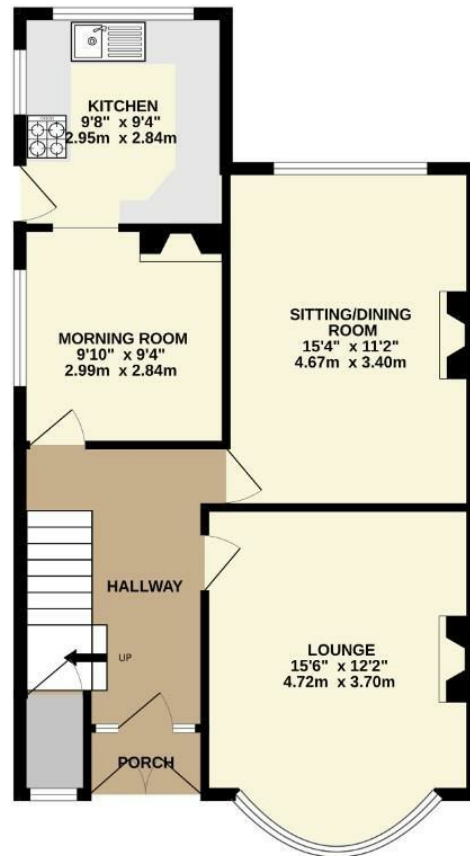
- NO CHAIN
- Delightful semi detached 1930s property
- Three double bedrooms + three reception rooms
- Quiet residential CUL-DE-SAC
- Westerly facing rear garden
- Many original features throughout
- Spacious and light accommodation
- Driveway providing off road parking



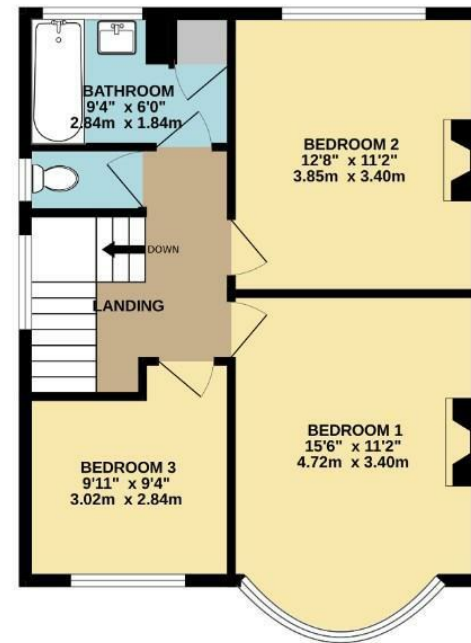
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		56
	2	
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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